

45 Walker Street, Clifton Hill, Vic 3068

Nelson Alexander

House For Sale

Wednesday, 22 May 2024

45 Walker Street, Clifton Hill, Vic 3068

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Roland Paterson
0417367997



Henry Rutherford
0468998001

Auction Reserve \$1,450,000

Thoughtfully designed and oozing with sophistication, this enchanting terrace home, situated in one of Melbourne's most desirable suburbs, exemplifies the synergy of elegant taste and clever design. Ornate fireplaces and feature pendant lighting blend seamlessly with modern upgrades, creating a breathtaking residence, the space of which is further enhanced by soaring ceilings, lightwell courtyards, and clerestory windows. Relish the convenience of city-fringe living, with easy access to transport, and parklands, local cafes, and schools just a short walk away.- Dazzling living space flooded with natural light thanks to raked ceilings and highlight windows, and the concertina glass doors that beckon the adjoining, brick-paved courtyard.- Open-plan kitchen complete with shaker-style cabinetry, Corian solid surface countertops and farmhouse sink, under-bench seating, premium appliances, and integrated dishwasher.- Dedicated dining area features glorious open fireplace with rich timber mantle, and crisp white French doors that allow in light from the side courtyard- Two well-appointed bedrooms, each showcasing stunning open fireplaces, and the primary featuring built-in robes.- Beautifully appointed bathroom boasting shower over bath, Corian vanity tops, face-level storage, and provincial, aged brass tapware.- Other highlights include easy potential for secure off-street parking via ROW, separate laundry, gorgeous timber floors, soaring ceilings, hydronic heating, and split system air-conditioning.- Within meters of Quarries and Yarra Bend Parks, the Merri Creek trails, and numerous local cafes.- Moments to Clifton Hill train station and Hoddle Street busses, with direct access to the CBD.- Leisurely stroll from the bustling Queens Parade village and tranquil Darling Gardens.- Zoned to Spensley Street Primary School & Fitzroy High School.